

£320,000 Freehold



17 Penarrow Close, Falmouth, Cornwall
TR11 4QH



PROPERTY DESCRIPTION

An opportunity to purchase one of these spacious three bedroom family homes located within the Boslowick area of Falmouth. The property has been very tastefully upgraded by the current owners to provide a modern and contemporary standard of living. The property is situated within a quite traffic free location within the cul de sac and enjoys larger than average gardens to both the front and rear, these gardens enjoying either the morning or afternoon sunshine.

Internally the property provides an open plan living room that features an attractive wood burning stove and overlooks the enclosed front garden, this room then opens through to the modern upgraded family sized kitchen dining room. The kitchen dining room is a full width space that opens out to the enclosed rear garden. The property on the first floor provides three bedrooms and a recently upgraded modern shower room.

Externally there are good sized front and rear gardens, these gardens enjoying the morning sun to the rear and the afternoon and evening sun within the enclosed front gardens. The front and rear gardens feature broad full width composite decked terraces that lead out to additional areas of garden, these terraces allowing you to enjoy the sun within the rear garden during the day and the front garden during the later afternoon and evening. The property further benefits from parking for two cars that is set to the rear.

A fine example of one of these sought after homes. A viewing is very highly advised.

FEATURES

- Modern Three Bed Home
- Traffic Free Location
- Sought After Location
- Updated And Improved Throughout
- Upgraded Kitchen
- Upgraded Modern Shower Room
- Gas Central Heating And Double Glazing
- Parking





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, double glazed windows to both the front and side elevations, cupboard housing the electricity meters, oak effect flooring, part glazed door through to the living room.

Living Room

4.45m x 4.47m (14' 7" x 14' 8") A lovely light and airy reception space that enjoys an open outlook over the enclosed front garden, focal point wood burning stove set on slate hearth with oak mantle over, recess to either side, one of these housing fitted cupboards, tv point, vertical designer style radiator, stairs ascending to the first floor landing, oak effect flooring throughout, LED ceiling spotlights, open access through to the kitchen dining room.

Kitchen Dining Room

4.45m x 3.12m (14' 7" x 10' 3") The kitchen has been tastefully upgraded by the current owners and now comprises a range of fitted cream floor, wall and drawer units with square edged working surfaces over with matching upstands, fitted stainless steel oven with stainless steel gas hob over and cooker hood above, inset stainless steel sink and drainer unit, coved ceiling with inset LED ceiling spotlights, radiator, access to under stairs storage cupboard, double glazed window to the rear overlooking the enclosed rear garden, double glazed French doors that open out to the rear terrace and gardens.

Landing

Stairs that ascend from the living room, access to the loft space, panel doors that lead off to the bedrooms and shower room.

Bedroom One

4.79m x 2.59m (15' 9" x 8' 6") A spacious double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front with radiator under, broad wardrobe recess to one wall, focal point painted brick chimney breast, coved ceiling.

Bedroom Two

2.79m x 2.51m (9' 2" x 8' 3") A spacious second double bedroom that is set to the rear of the property. Panel door from the landing, double glazed window to the rear with distant views towards Falmouth golf course, radiator under, built in single wardrobe to one wall, coved ceiling.

Bedroom Three

3.23m x 1.85m (10' 7" x 6' 1") A generous third single bedroom that benefits from a built in wardrobe. Panel door from the landing, double glazed window to the front with radiator under, panel door to built in wardrobe/cupboard, coved ceiling.

Shower Room

The shower room has recently been upgraded by the current owners and now features a contemporary modern suite. The shower room comprises a full width walk in shower with glazed screen to side, shower above with additional rain shower fitting over, fitted vanity unit to one wall that houses a modern wash hand basin with low level w.c set to the side with concealed cistern, LED ceiling spotlights, matt grey heated towel rail, LED ceiling spotlights, double glazed window to the rear.

Gardens

The property has the benefit of good sized front and rear enclosed gardens. The front garden is enclosed by timber fencing and enjoys the afternoon and evening sunshine. the front garden features a broad full width composite decked terrace that opens out to a further area of garden.

The rear garden once more provides a broad full width composite decked terrace, this terrace enjoying the morning and early afternoon sunshine. The decked terrace leads out to additional garden areas that in turn lead out to the rear parking areas. The rear garden is enclosed by timber fencing to either side, whilst there is a timber gate that opens to the driveway parking area.

Parking

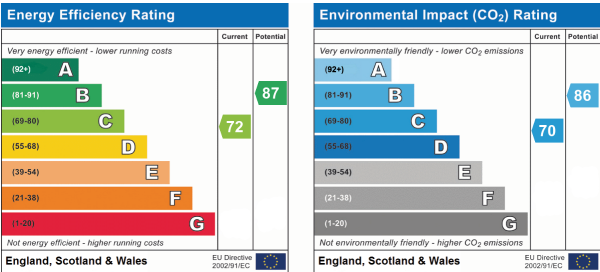
The property benefits from parking for two cars, this parking area is set to the rear of the property.

Additional Information

Tenure- Freehold.

Services- Mains Gas, Electricity, Water And Drainage.

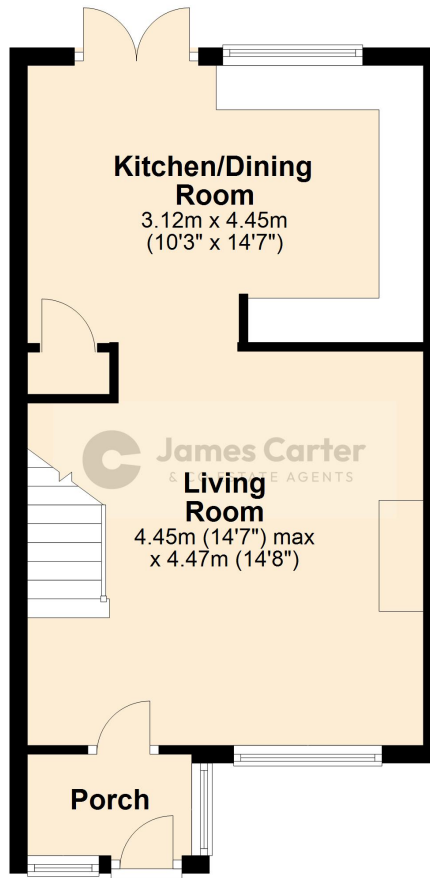
Council Tax- Band c Cornwall Council.



FLOORPLAN

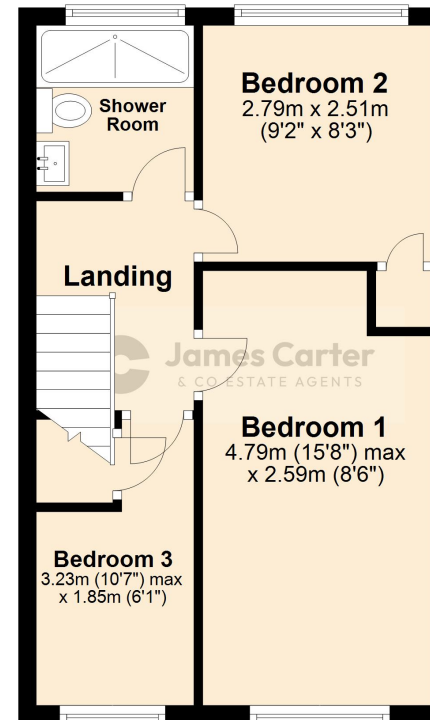
Ground Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.